

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5572

AN ORDINANCE amending the Bellevue City Code to correct inadvertent errors; amending Sections 23.05.060, 23.05.090.B.3.f, 23.05.105.F, 23.10.060, and 23.10.080 of the Bellevue City Code; and establishing an effective date.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The definition of "Building code" in Section 23.05.060 of the Bellevue City Code is hereby amended as follows:

"Building code" means the International Building Code and/or the International Residential Code, as applicable, promulgated by the International Code Council, as adopted by the city in Chapter 23.10 BCC.

Section 2. Section 23.05.090.B.3.f of the Bellevue City Code is hereby amended as follows:

f. Sidewalks, decks and driveways not more than 30 inches (762 mm) above grade (or grade plane, as applicable) and not over any basement or story below and which are not part of an accessible route or means of egress.

Section 3. Section 23.05.105.F of the Bellevue City Code is hereby amended as follows:

F. Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. The building official may authorize minor field changes subject to the approval of the field inspector.

Section 4. Section 23.10.060 of the Bellevue City Code is hereby amended as follows:

**23.10.060 International Building Code Table 503 amended – Allowable Height and Building Areas.**

International Building Code Table 503, Allowable Height and Building Areas, is amended to read as follows:

**TABLE 503**  
**ALLOWABLE HEIGHT AND BUILDING AREAS**  
Height limitations shown as stories and feet above grade plane.  
Area limitations as determined by the definition of "Area, building," per floor.

GROUP	Hgt(feet) Hgt(S)	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
		UL	160	65	55	65	55	65	50	40
A-1	S	UL	5	3	2	3	2	3	2	1
	A	UL	UL	15,500	8,500	14,000	8,500	15,000	11,500	5,500
A-2	S	UL	11	3	2	3	2	3	2	1
	A	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
A-3	S	UL	11	3	2	3	2	3	2	1
	A	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
A-4	S	UL	11	3	2	3	2	3	2	1
	A	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
A-5	S	UL	UL	UL	UL	UL	UL	UL	UL	UL
	A	UL	UL	UL	UL	UL	UL	UL	UL	UL
B	S	UL	11	5	4	5	4	5	3 <sup>d</sup>	2
	A	UL	UL	37,500	23,000	28,500	19,000	36,000	18,000	9,000
E	S	UL	5	3	2	3	2	3	1	1
	A	UL	UL	26,500	14,500	23,500	14,500	25,500	18,500	9,500
F-1	S	UL	11	4	2	3	2	4	2	1
	A	UL	UL	25,000	15,500	19,000	12,000	33,500	14,000	8,500
F-2	S	UL	11	5	3	4	3	5	3	2
	A	UL	UL	37,500	23,000	28,500	18,000	50,500	21,000	13,000
H-1	S	1	1	1	1	1	1	1	1	NP
	A	21,000	16,500	11,000	7,000	9,500	7,000	10,500	7,500	NP
H-2	S	UL	3	2	1	2	1	2	1	1
	A	21,000	16,500	11,000	7,000	9,500	7,000	10,500	7,500	3,000
H-3	S	UL	6	4	2	4	2	4	2	1
	A	UL	60,000	26,500	14,000	17,500	13,000	25,500	10,000	5,000
H-4	S	UL	7	5	3	5	3	5	3	2
	A	UL	UL	37,500	17,500	28,500	17,500	36,000	18,000	6,500
H-5	S	3	3	3	3	3	3	3	3	2
	A	UL	UL	37,500	23,000	28,500	19,000	36,000	18,000	9,000
I-1	S	UL	9	4	3	4	3	4	3	2
	A	UL	55,000	19,000	10,000	16,500	10,000	18,000	10,500	4,500
I-2	S	UL	4	2	1	1	NP	1	1	NP
	A	UL	UL	15,000	11,000	12,000	NP	12,000	9,500	NP
I-3	S	UL	4	2	1	2	1	2	2	1
	A	UL	UL	15,000	11,000	10,500	7,500	12,000	7,500	5,000
I-4	S	UL	5	3	2	3	2	3	1	1
	A	UL	60,500	26,500	13,000	23,500	13,000	25,500	18,500	9,000
M	S	UL	11	4	4	4	4	4	3	1
	A	UL	UL	21,500	12,500	18,500	12,500	20,500	14,000	9,000
R-1	S	UL	11	4	4	4	4	4	3 <sup>d</sup>	2
	A	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
R-2 <sup>a</sup>	S	UL	11	4	4	4	4	4	3 <sup>d</sup>	2
	A	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
R-3 <sup>a</sup>	S	UL	11	4	4	4	4	4	3	3
	A	UL	UL	UL	UL	UL	UL	UL	UL	UL
R-4	S	UL	11	4	4	4	4	4	3	2
	A	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
S-1	S	UL	11	4	3	3	3	4	3	1
	A	UL	48,000	26,000	17,500	26,000	17,500	25,500	14,000	9,000
S-2 <sup>b,c</sup>	S	UL	11	5	4	4	4	5	4	2
	A	UL	79,000	39,000	26,000	39,000	26,000	38,500	21,000	13,500
U <sup>c</sup>	S	UL	5	4	2	3	2	4	2	1
	A	UL	35,500	19,000	8,500	14,000	8,500	18,000	9,000	5,500

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>.

UL = Unlimited, NP = Not permitted.

a. As applicable in Section 101.2.

b. For open parking structures, see Section 406.3.

c. For private garages, see Section 406.1.

d. For Group B or Group R, Divisions 1 and 2 Occupancies, the permitted increase of one story allowed by Section 504.2 may be increased to two stories and the maximum building height may be increased by 20 feet when all of the following conditions are met:

1. An automatic fire-extinguishing system complying with Section 903.3.1.1 is installed throughout with the installation of quick response sprinkler heads in all areas where the use of these heads is allowed.

2. Vertical exit enclosures are constructed as smokeproof enclosures or pressurized stair enclosures in accordance with Section 909.20.

3. Standby power is supplied for light, emergency, and any exit enclosure pressurization systems used, as provided in Sections 403.10 and 909.20.6.2, and the adopted edition of the National Electrical Code.

4. Fire Department access shall be in accordance with the International Fire Code, 2003 Edition, and the Bellevue Fire Department Development Standards.

5. Structural Observation is provided during construction in accordance with Sections 1702 and 1709.1.

Section 5. Section 23.10.080 of the Bellevue City Code is hereby amended to read as follows:

**23.10.080 International Building Code Section 1608.1 Amended -- General.**

International Building Code Section 1608.1 is hereby amended to read as follows:

1608.1 General. Design roof snow loads shall not be less than 25 psf, and the design roof live load shall not be less than that determined by Section 1607.

Section 6. This ordinance shall take effect and be in force five (5) days after adoption and legal publication.

Passed by the City Council this 6th day of December, 2004, and signed in authentication of its passage this 6th day of December, 2004.

(SEAL)

Connie B. Marshall  
Connie B. Marshall, Mayor

Approved as to form:  
Bellevue City Attorney

Lori M. Riordan  
Lori M. Riordan, Acting City Attorney

Attest:

Myrna L. Basich  
Myrna L. Basich, City Clerk

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